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Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 19th August, 2026

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

NO. GH/V/168 OF 2026/UDUHD/TPS/e-file/18/2025/6980/L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No.GH/V/13 of 2013/TPS-2510-4350-L, dated 08.10.2013 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 3 (Gandevi Road Purva Tidhra Area) (1st Varied) (hereinafter referred to as "the said Draft Scheme") submitted by the Navsari Area Development Authority;

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for finalizing the said Draft Scheme;

AND WHEREAS, the area of said draft scheme is now included within the jurisdiction of Navsari Municipal Corporation (hereinafter referred to as "the said Authority") area;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 3 (Gandevi Road, East Tighara Area) (1st Varied) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act;

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby: -

(a) Sanction the said Preliminary Scheme with modifications enumerated in schedule appended here to;

(b) State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of the said Authority, during office hours on working days;

(c) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. The condition "મંજૂર થયેલ લે-આઉટ પ્લાન મુજબના સબ પ્લોટોને સદર મુળખંડની સામે ફાળવેલ અંતિમખંડમાં સમાવેશ કરવા માટે રીવાઈઝ સબ પ્લોટીંગ કરવાનુ થાય તો ફકત મંજૂર થયેલ હેતુ માટે જ સબ પ્લોટીંગ કરી શકાશે, તે સિવાયના અન્ય હેતુ માટે સદર અંતિમખંડ/અંતિમખંડોનો ઉપયોગ કરતી વેળાએ યોજનામાં ખુલ્લી જમીનમાં અપનાવેલ સામાન્ય કપાતના ધોરણ મુજબ એગ્રીગેટ કપાત કરવાની રહેશે. (નોંધ: સબ પ્લોટની જમીનનુ અન્ય અંતિમખંડ/સબ પ્લોટ સાથે એકત્રીકરણ કરી શકાશે નહી.)" is added in Case No. 3 in remarks column of redistribution statement.

2. The area, boundary, location and purpose of the Final Plots shown in column no.2 and its area shown in column no. 3, are modified as shown in column no.4 and 5 respectively of table given below and as shown in the accompanying plan and redistribution statement.

Sr. No.	As per submitted Preliminary T.P. Scheme		Modified as	
	Final Plot Number	Final Plot area (Sq.mtr.)	Final Plot Number	Final Plot area (Sq.mtr.)
1	2	3	4	5
1.	123+124+136+137+146+138+ 139+140+141+142+144+161	20464	123+124+136+137+146+138+ 139+140+141+142+144+161	20464
2.	143+145	3590	143+145	3288
3.	આર-૨ (વાણિજ્ય હેતુ માટે વેચાણપાત્ર)	1927	આર-૨ (અર્બન ફોરેસ્ટ)	2833
4.	આર-૩ (સામાજિક માળખા માટે)	1558	આર-૩ (સામાજિક માળખા માટે)	954

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

Government Central Press, Gandhinagar.

Signature Not Verified
Signed by : BHOLUSINGH G THAKUR
Senior Manager
Government Central Press, Gandhinagar
Date : 2026.08.31 10:15:00 IST